

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

| | |
|--|---|
| <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Planning Board <input checked="" type="checkbox"/> Zoning Board of Appeals <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Permit <input type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____ | <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation |
|--|---|

PERMIT#: _____

ASSIGNED _____

INSPECTOR: _____

Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: Vincent Troia

Street Address: 1110 Route 9W S, Nyack, NY 10960

Tax Map Designation:
 Section: 71.05 Block: 1 Lot(s): 20
 Section: _____ Block: _____ Lot(s): _____

Directional Location:
 On the _____ side of _____, approximately _____ feet _____ of the intersection of _____, in the Town of ORANGETOWN in the hamlet/village of Upper Grandview.

| | |
|--|--|
| Acreage of Parcel <u>.97 acres</u> School District <u>Nyack Union Free CSD</u> Ambulance District <u>Nyack</u> Water District <u>Suez</u> | Zoning District <u>R-22</u> Postal District <u>Nyack</u> Fire District <u>Nyack</u> Sewer District <u>S. Orangetown</u> |
|--|--|

Project Description: *(If additional space required, please attach a narrative summary.)*
Replacement of existing 3' high cinder block wall on west side of driveway. Approx 125" long
with Cambridge Sigma 8" Plus interlocking S/F Wall

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: 9/24/20 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: Vincent Troia Phone # 914-646-0238

Address: 1110 Route 9W S Nyack NY 10960
Street Name & Number (Post Office) City State Zip Code

Property Owner: see Applicant Phone #

Address:
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Phone #

Address:
Street Name & Number (Post Office) City State Zip Code

Attorney: Phone #

Address:
Street Name & Number (Post Office) City State Zip Code

Contact Person: see Applicant Phone #

Address:
Street Name & Number (Post Office) City State Zip Code

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- | | |
|--|---|
| <input checked="" type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above:

Referral Agencies:

- | | |
|--|--|
| <input type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Palisades Interstate Park Commission |
| <input type="checkbox"/> Adjacent Municipality | |
| <input type="checkbox"/> Other | |

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

If special permit, list special permit use and what the property will be used for.

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area _____

Are there **streams** on the site? If yes, please provide the names. _____

Are there **wetlands** on the site? If yes, please provide the names and type:

Project History:

Has this project ever been reviewed before? ^{NO} _____

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.



SEWELL
 1000 N. W. 10th St., Ft. Lauderdale, FL 33304
 Phone: (954) 562-1111
 Fax: (954) 562-1112
 E-mail: info@sewall.com

MAP REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|--------------------------|
| 1 | 02/28/19 | REVISION TO PARCEL LINES |
| 2 | 02/28/19 | REVISION TO PARCEL LINES |
| 3 | 02/28/19 | REVISION TO PARCEL LINES |
| 4 | 02/28/19 | REVISION TO PARCEL LINES |
| 5 | 02/28/19 | REVISION TO PARCEL LINES |
| 6 | 02/28/19 | REVISION TO PARCEL LINES |
| 7 | 02/28/19 | REVISION TO PARCEL LINES |
| 8 | 02/28/19 | REVISION TO PARCEL LINES |
| 9 | 02/28/19 | REVISION TO PARCEL LINES |
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| 50 | 02/28/19 | REVISION TO PARCEL LINES |

LEGEND

| SYMBOL | DESCRIPTION |
|----------------------------------|---------------|
| (Solid line) | LOT LINE |
| (Dashed line) | EASEMENT |
| (Dotted line) | UTILITY LINE |
| (Thick solid line) | ROAD |
| (Thin solid line) | PROPERTY LINE |
| (Circle with dot) | WELL |
| (Circle with cross) | SEWER |
| (Circle with X) | WATER |
| (Circle with triangle) | UTILITY |
| (Circle with square) | UTILITY |
| (Circle with diamond) | UTILITY |
| (Circle with hexagon) | UTILITY |
| (Circle with octagon) | UTILITY |
| (Circle with star) | UTILITY |
| (Circle with cross-hatch) | UTILITY |
| (Circle with diagonal lines) | UTILITY |
| (Circle with horizontal lines) | UTILITY |
| (Circle with vertical lines) | UTILITY |
| (Circle with wavy lines) | UTILITY |
| (Circle with zigzag lines) | UTILITY |
| (Circle with concentric circles) | UTILITY |
| (Circle with spiral lines) | UTILITY |
| (Circle with irregular lines) | UTILITY |
| (Circle with no symbol) | UTILITY |

REVISED THROUGH
FEBRUARY 28, 2019

TOWN OF ORANGETOWN
 271 S.W. 1st St., Ft. Lauderdale, FL 33304
 Phone: (954) 346-1234
 Fax: (954) 346-1235
 E-mail: info@townoforangepa.com

7105



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT

TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

Planning Board Referral Letter

Troia

Date: 7.24.2020

1110 Rte 9W S

Nyack, NY

sbl 71.05-1-20, pmt 50340

Re: Chapter 43, Section 10.223

Paragraph G-1 requires Planning

Board Approval

Dear Troia:

Please be advised that the Building Permit Application, which you submitted on 7.20.2020, has been denied to appear before the Planning Board. I have enclosed a copy of your application, where you will find at the bottom the reason for denial.

The Clerk to the Planning Board, Cheryl Coopersmith, can assist you in the preparation necessary to appear before the board. Please contact her 845-359-8410 ext 4330 or ccoopersmith@orangetown.com

Sincerely,


Richard Oliver
Deputy Building Inspector

Signature of Director


Date

NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC

CC: Rosanna Sfraga
Liz DeCort
Cheryl Coopersmith

\$450.
\$20.

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.
APPLICATION FOR BUILDING / DEMOLITION PERMIT
TOWN OF ORANGETOWN

FOR OFFICE USE ONLY
SECTION 71.05 BLOCK L LOT 20 NAME Troia PERMIT# 50340

20 Greenbush Road, Orangeburg NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: R-22 (6MU) **OFFICIAL USE ONLY** **ACREAGE:** .97

Inspector: Dave **Date App Received:** 7-20-2020 **Received By:** Gena

Permit No. 50340 **Date Issued:** _____

CO No. _____ **Date Issued:** _____

Permit Fee: \$450.- **Ck#** 3968 **Paid By** Vincent Troia + Justina

GIS Fee: \$20.- **Ck#** 3967 **Paid By** " "

Stream Maintenance Fee **Ck #** _____ **Paid By** _____

Additional Fee: _____ **Ck#** _____ **Date Paid** _____ **Paid By** _____

1st 6 mo. Ext.: _____ **Ck #** _____ **Exp. Date:** _____ **Paid By** _____

2nd 6 mo. Ext.: _____ **Ck #** _____ **Exp. Date:** _____ **Paid By** _____

APPLICANT COMPLETES:

Note: See inside for instructions for completing this application,
PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.

Property Location: 1110 ROUTE 9W S, NYACK NY 10960

Section: 71.05 **Block:** 1 **Lot:** 20

Property Owner: VINCENT + JUSTINE TROIA

Mailing Address: 1110 ROUTE 9W S, NYACK NY 10960

Email: V.TROIA@VERIZON.NET Phone #: 914-646-0238

Leasee (Business Name): _____

Mailing Address: _____

Email: _____ Phone #: _____

Type of Business /Use: _____

Contact Person: VINCENT TROIA **Relation to Project:** OWNER

Email: V.TROIA@VERIZON.NET Phone#: 914-646-0738

Architect/Engineer: _____ **NYS Lic #** _____

Address: _____ Phone#: _____

Builder/General Contractor: TRUNIT LANDSCAPING **RC Lic #** H-11584

Address: 4 ADDISON BOYCE DR, NEW CITY NY Phone#: 845-406-7877

Plumber: _____ **RC Lic #** _____

Address: _____ Phone#: _____

Electrician: _____ **RC Lic #:** _____

Address: _____ Phone#: _____

Heat/Cooling: _____ **RC Lic#:** _____

Address: _____ Phone#: _____

Existing use of structure or land: x SINGLE FAMILY DWELLING

Proposed Project Description: x REPLACEMENT OF FAILING 3 FT HIGH CINDER BLOCK WALL ON WEST SIDE OF DRIVEWAY APPROX 125' LONG WITH CAMBRIDGE SIGMA 8" PLUS SF W/ INTERLOCKING WALL

Proposed Square Footage: 16,000 **Estimated Construction Value (\$):** 18,000

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:

Chapter 43, Section 10.223, Paragraph 6-1, requires Planning Board approval

[Signature] 7/24/2020 *[Signature]* 7/24/2020

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Vincent Troia
1110 Route 9W S
Nyack, NY 10960

September 22, 2020

Zoning Board of Appeals
Town of Orangetown Building Department

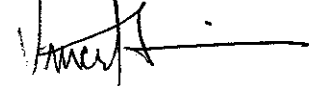
Sirs,

Would like to appeal permit denial for replacement of an existing cinder block wall with Cambridge Sigma 8" Interlocking wall.

The replacement wall will be built on the existing foundation and will follow the same footprint of the existing wall, there are no trees affected by this and drainage patterns will not be changed from current conditions.

Attached are pictures showing condition of wall also there are spec sheet on the Sigma wall.

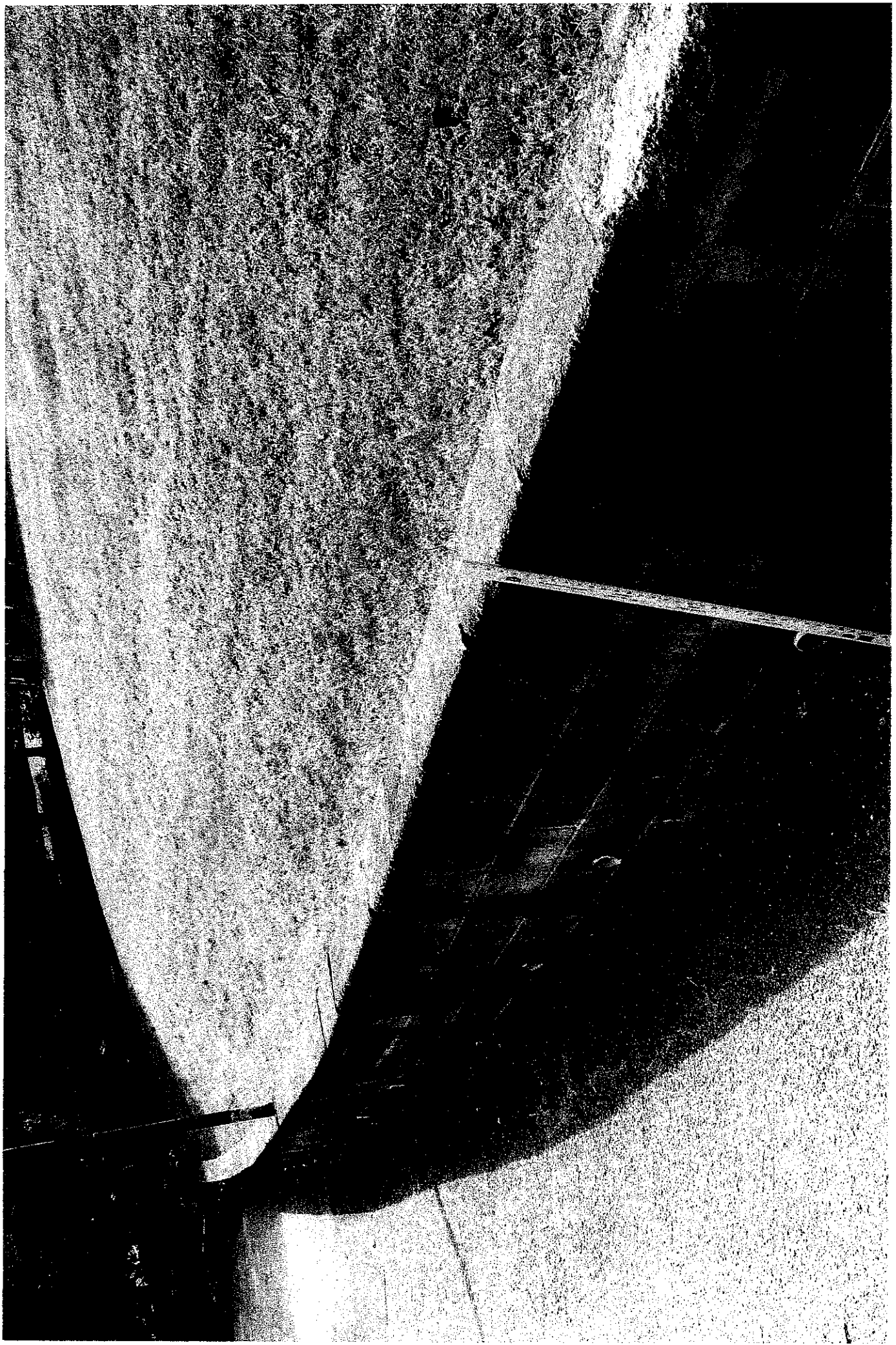
Regards

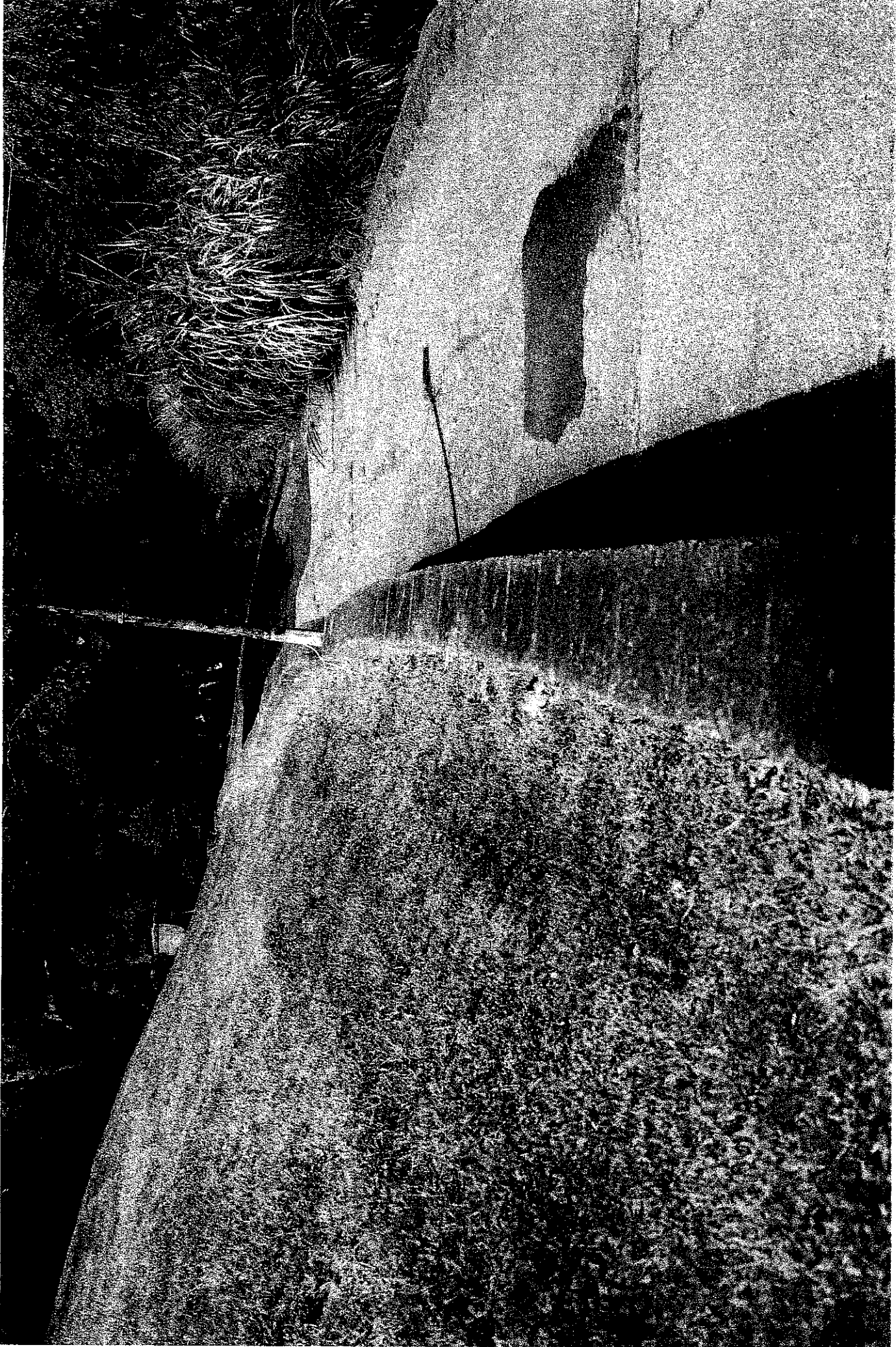
A handwritten signature in black ink, appearing to read 'Vincent Troia', with a long horizontal line extending to the right.

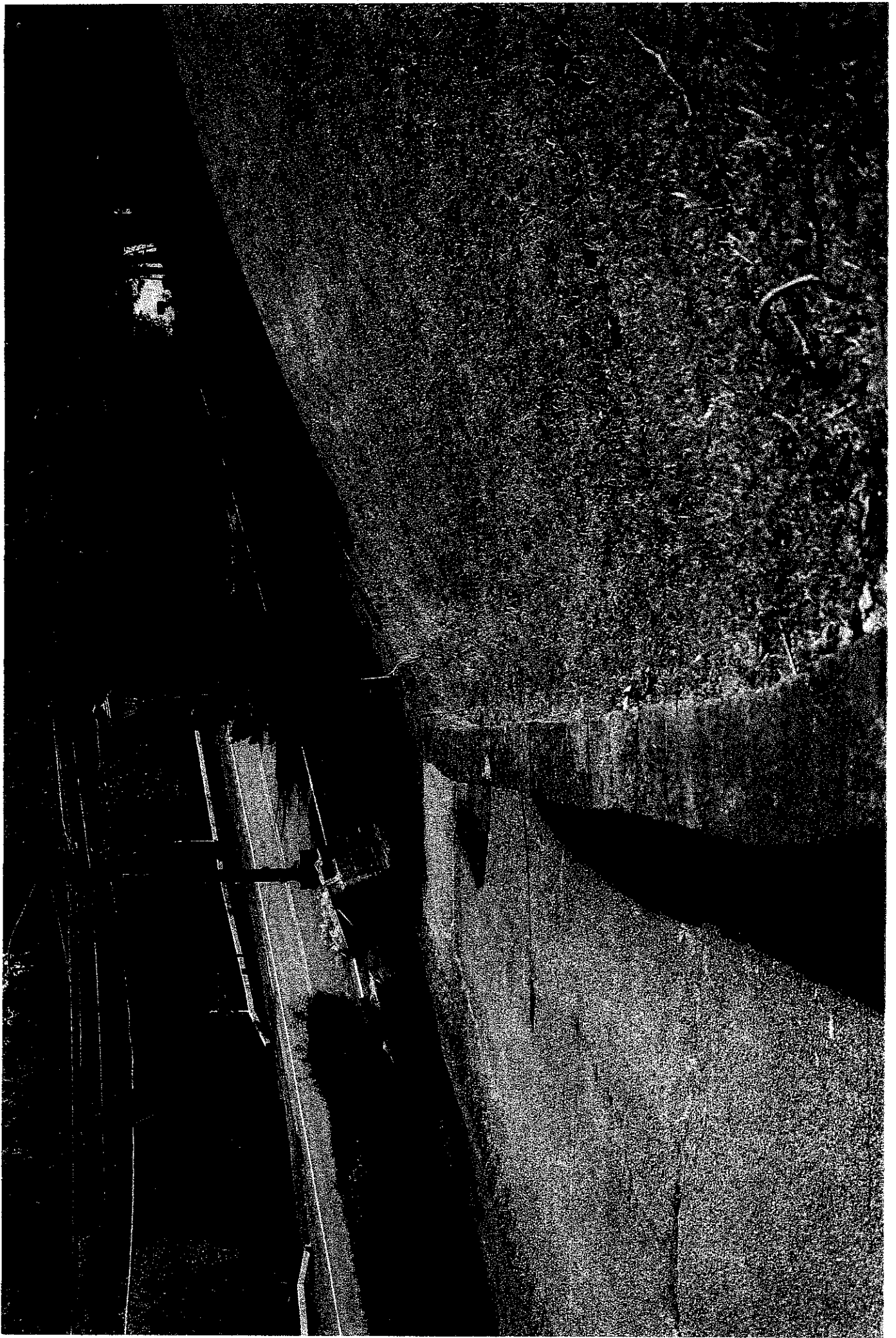
Vincent Troia









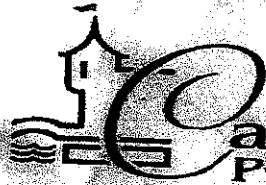


48 Pieces 005

Sigma 8" Plus S/F Wall

18" w x 12" D x 8" H

Toffee Onyx



"They'll Look Like New Forever."

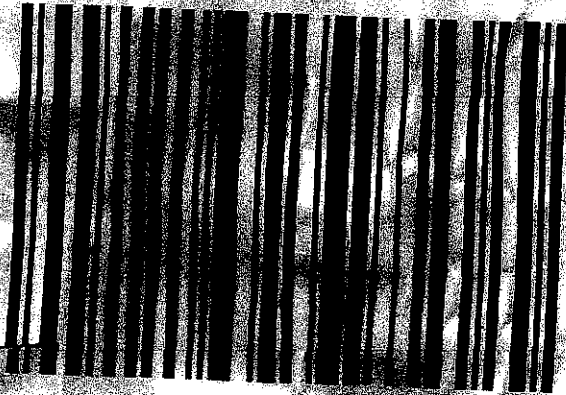
Cambridge Pavingstones

With ARMORTEC

www.cambridgepavers.com

Thanks for Choosing Cambridge!

12-29-19 7:29 AM



24009245C

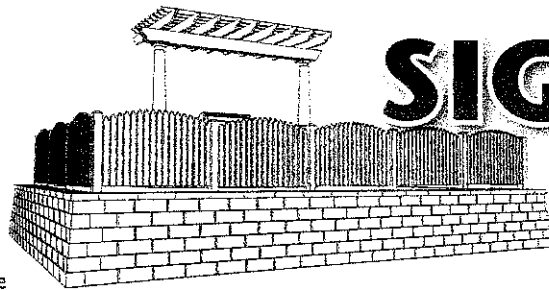
Cambridge Wall Products

SIGMA

Installation Instructions:

Sigma 8-Inch Vertical Or Setback Wall

Sigma 8-inch Wallstones can be set at 6-degree batter. This wallstone system matches the Cambridge MaytRx product line in colors, edge, and texture. The corner and adjustment wallstone instructions are available in another section of this book. Shown is a Sigma 8-Inch raised patio featuring the new Sigma 8-Inch Corner.



Knobs

The Sigma 8-Inch has two knobs protruding from the top of the wallstone. These knobs are used for alignment of setback and for holding the geogrid when it is pulled tight. They are not part of the engineering strength of the wall system. The long textured face is the front of the wallstone. All placements of wallstones require THAT KNOBS FACE DOWN INTO THE CAVITY BELOW. The knobs can be removed with a hammer or hammer and chisel. Be sure that no part of the knob is protruding past the top surface of the wallstone. Knobs are removed when a wallstone overlaps the corner or when a radius is required and the knob will interfere.

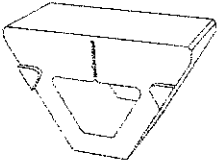


Figure 1

First Layer

The Sigma 8-Inch wallstones are all set with the knobs positioned DOWN, so when laying the first course on the base, either remove the knobs or tap the wallstones into the base to insure all wallstones are level and plumb. To keep the wall straight, use a string line along the back of the wallstones on the first layer. The first layer is the most important part of the wall and is the easiest place to adjust for height. All additional layers will use the first layer to establish overall levelness and heights of all wallstones.

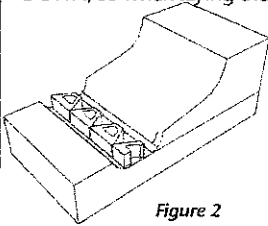


Figure 2

Note: Bury the first layer at least 1 inch below finished grade for every foot of wall height or as instructed by a licensed design professional.

Second Layer

Following the base guidelines (refer to Page 5 in this book), install a 4-inch perforated drainpipe behind the second layer to carry water away from the wall. For every layer, place 3/4-inch clean crushed stone every 12 inches behind the wall. Use the 3/4-inch clean stone for core fill. The core should be filled to 3/4 of an inch from the top of the wallstone. Place the correct backfill soil as advised by an engineer and compact in 3-inch lifts. Use only lightweight compaction equipment within 3 feet of the back of the wall. Sweep the top of the wallstones clean before adding the next layer.

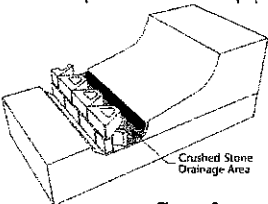


Figure 3

Finish Layer For Geogrid

The wallstones will be set with knobs protruding down so that one knob will go into each core of the wallstone below establishing a bond. Pull the wallstones forward and center on the bond of the two wallstones below. All full on bond

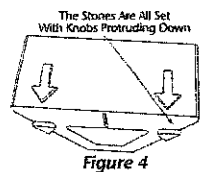


Figure 4

wallstones are set in this way. Corners and field cut adjustment wallstones are discussed in the corner section of this handbook. In every layer, place 3/4-inch clean crushed stone every 12 inches behind the wall. Use the 3/4-inch clean stone for core fill.

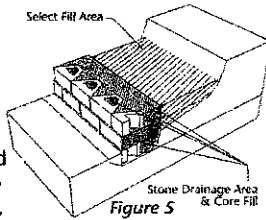


Figure 5

Geogrid Layers

Place the geogrid over the layer of Sigma 8-Inch wallstones, 3/4-inch drainage stone and the select fill that are designated. Maintain the correct orientation designated by the geogrid manufacturer.

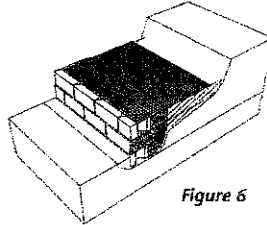


Figure 6

Place the next layer of Sigma 8-inch wallstones. Be certain that the geogrid

openings are hooked by the Sigma 8-Inch knobs and fill the cavities with 3/4-inch clean stone. Pull the geogrid tight and place the stakes to hold it taught after filling the cores.

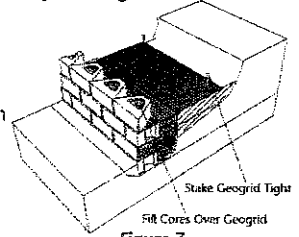


Figure 7

Do not drive heavy equipment directly on the exposed geogrid.

Place the drainage stone and control fill for that layer and compact. Place 3/4-inch of clean crushed stone every 12 inches behind the wall. Use the 3/4-inch clean stone for core fill. The core should be filled to 3/4 of an inch from the top of the wallstone. Place the correct select backfill soil as advised by engineer and compact. Use only lightweight compaction equipment within 3 feet of the back of the Sigma 8-Inch Wall. Sweep the top of the wallstones clean before adding the next layer.

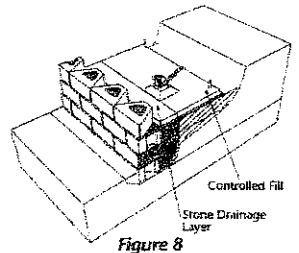


Figure 8

Note: Every layer should be filled and compacted before the next layer of stone is added.

Curved Walls

The Sigma 8-Inch Wall System allows for a radius although the knobs might not provide a gauge for setback in all situations. This can be established visually. Lock in the geogrid by filling the cores. If a knob is in the way of the radius desired, it is simple to remove. Follow the manufacturer's instructions for the geogrid orientation. Geogrid should never go over uncovered geogrid. If you need to change direction, use a universal geogrid or separate the geogrids by placing the second direction on the next layer.

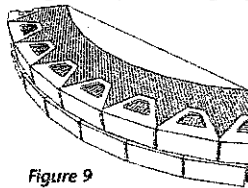


Figure 9

Following Layers

The next layers repeat the orientation of the first or second layer. Follow these directions. For walls higher than 36 inches, refer to your engineer's design.

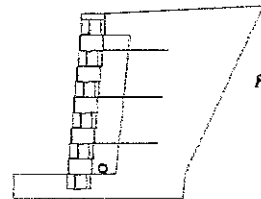
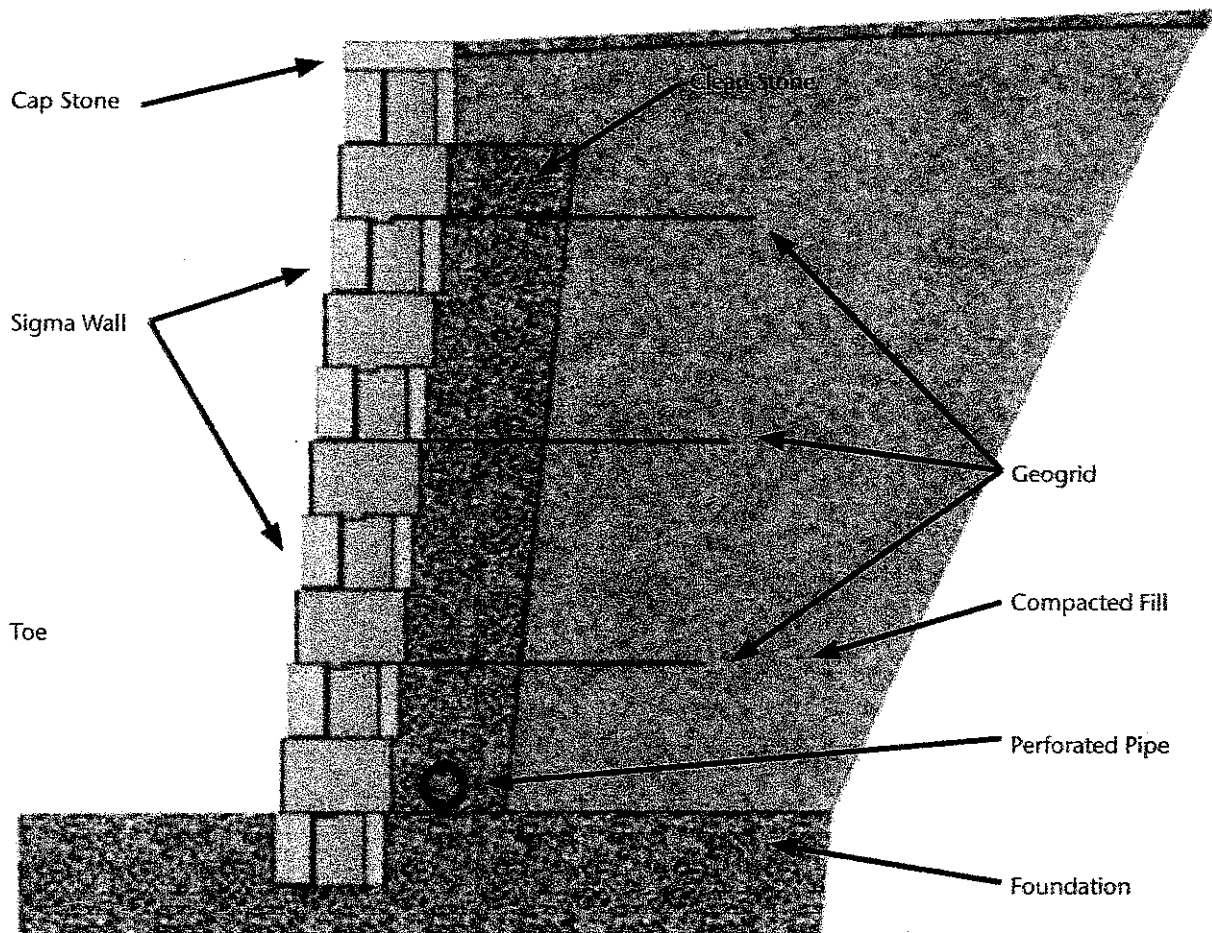


Figure 10

BUILDING A WALL

SIGMA

This is a starting guide to the Cambridge Sigma Retaining Wall System. In this book we cover the general points that are important in building a retaining wall. For any wall over 36" you should consult our "Sigma 6 or Sigma 8 Pro-Guide" that is available to download or view at cambridgewallsupport.com or cambridgepavers.com. This will guide you through the factors that influence the strength of the finished wall including load, slope, soil condition, water runoff, geogrid layers, etc. Many municipalities require all retaining walls over a certain height to have a stamp made by a state approved engineer or similar professional that will specify how your wall is built. You will find information on the Cambridge program that allows you to get a free wall design or to receive low cost "stamped" specifications in your state on page XX of this book. The Sigma stone face and accessories are similar in texture and color to the Cambridge Maytrix line of wall and Outdoor Living Kits. So if you require a tall wall in the rear of your property as well as a double sided wall in your garden and maybe in the future a fire pit or an outdoor fireplace, the finishes will all match.



Retaining Walls are made up of more than the Sigma Wall Stones. Any wall over 36" consists of the pieces in the illustration above. Foundation, drain pipe, drainage stone, geogrid reinforcement, Sigma Wall Stones, Cambridge Cap Stones and select fill are all engineered and installed depending on the site conditions. Consult page 28 of this book for further information.